

DUPLICATE

No. **1044**

LEASE AND BOND

—OF—

Harbor Areas

STATE OF WASHINGTON

—TO—

(b) (6)

Address **Box 743, Bremerton,**
Washington

Harbor of **Bremerton**

Application No. **1074**

STATE OF WASHINGTON, }
County of Kitsap } ss.

We, (b) (6)
of Bremerton, as principal, and we, (b) (6) and
(b) (6)

as sureties, all of the State of Washington, County of Kitsap, do confess
ourselves indebted to the State of Washington in the penal sum of Five Hundred (\$500) Dollars,
and to the payment of which we are held and firmly bound, and do by these presents bind ourselves,
our and each of our heirs, executors, administrators or assigns, jointly and severally, firmly by
these presents.

Sealed with our seals this 10th day of November, A. D. 1934

The condition of the above obligation is such that, Whereas, the principal, in the foregoing
bond did enter into a certain lease and contract with the State of Washington (which is hereto at-
tached and made part of this instrument, and all the conditions of which are written into and made
part of this instrument), whereby the above bounden principal has leased from the State of
Washington the part, lot or parcel of property described in said hereto attached lease and contract,
upon all the conditions set up in said lease and contract: Now, therefore, if the said above named
lessee, the principal, herein, shall well and truly perform all the conditions set up and pre-
scribed in the said lease and contract hereto attached, in all and every part thereof, then this bond
shall be considered satisfied and discharged; otherwise it shall have full force and effect.

Signed with our hands and sealed with our seals, this day and year first above written.

(b) (6)

[SEAL]

[SEAL]

[SEAL]

[SEAL]

The foregoing bond and the sureties thereon approved this NOV 15 1934 day of 1934

AC Martin
Commissioner of Public Lands.

TO BE EXECUTED BY SURETIES ONLY

STATE OF WASHINGTON, }
County of Kitsap } ss.

(b) (6)

being first duly sworn, each for himself, and not one for the other, deposes and says: That he is a
citizen of the State of Washington and is not barred by any statute of said State from executing
bonds or becoming a surety; that he is one of the persons named in and who executed the foregoing
obligation as surety, and that the same is his free and voluntary act and deed for the uses and
purposes therein mentioned; that he is worth the sum of \$500.00, over and above all his just debts
and liabilities, in separate property situated in said State, and not exempt from sale on execution.

(b) (6)

Subscribed and sworn to before me this 10 day of November, A. D. 1934

Notary Public in and for the State of Washington,

Residing at Bremerton

State of Washington, County of Thurston, ss.

THIS INDENTURE, Made this 1st day of November, A. D. 1954
by and between the State of Washington, party of the first part, lessor, and
(b) (6), part Y of the second part, lessee.

WITNESSETH, That the State of Washington, lessor, does hereby lease, demise and let unto
said party of the second part the following described property, situate in said State, County of
Kitsap, and being that part of the harbor area in front of the
following described property, to-wit:

~~that~~ Part of Lots 6 and 7,
Section 11, Township 24 north, Range 1 east, W. M. ~~lands,~~
and more particularly described as follows:

The harbor area lying in front of parts of
Lots 6 and 7, section 11, township 24 north, range 1
east, W. M., between the easterly line of Waterway No.
4 and a line running across the harbor area to the
outer harbor line and at right angles thereto from an
intersection with the west line of lot 15, Bay View
Garden Tracts with the inner harbor line, as shown on
the official map of the Bremerton Tide Lands on file
in the office of the Commissioner of Public Lands at
Olympia, Washington.

Annual rental, \$12.00 - first period

Payable November 1st - annually

Application No. 1074

To have and to hold for the term of Ten (10) years from the date of this instrument, for the purpose of building and maintaining upon the above described harbor area, wharves, docks and other structures for the convenience of navigation and commerce, as may be determined by legislative enactment or by rule of the Commissioner of Public Lands.

This indenture is executed in consideration of the covenants and stipulations herein contained, and of the payment annually in advance of rental in the amount Six (6) % of the true value, in money, of the harbor area (exclusive of improvements) as fixed by the assessor of Kitsap County in accordance with the provisions of Sec. 5, Chap. 171 of the Laws of 1923 as follows:

"The assessor shall thereupon in accordance with section 11121 of Remington's Compiled Statutes determine the true and fair value in money of such harbor area (exclusive of the improvements thereon) as of March 1st preceding the date of the filing of such application and certify the same to the commissioner. Such value shall be the basis of rental until the assessor's next valuation as herein provided. The assessor shall thereafter in every even numbered year as of March 1st place a valuation on such harbor area (exclusive of improvements) in accordance with said section 11121, Remington's Compiled Statutes, and certify the same to the commissioner and such valuation shall be the basis of rental for the two-year period following such valuation."

The State of Washington shall have the right to regulate, either under rules established by the Commissioner of Public Lands, or by legislative enactment, or by both methods, the rates of wharfage, dockage and other tolls, to be imposed by the lessee upon commerce for any of the purposes for which said leased harbor area may be used, and to change such regulations and rates from time to time, and the right to prevent by such means and in such manner as it may adopt, extortion, discrimination, unequal or exclusive privileges, and to cancel this lease for the violation of any law, rule, regulation or order governing the same.

The State of Washington shall have the power by the Commissioner of Public Lands to cancel this lease upon a breach of any of its conditions by the lessee or for the failure or refusal of the said lessee to erect, within a reasonable time hereafter, and continuously to operate and maintain in and upon the above described harbor area the wharves, buildings or other structures described and represented in the exhibits of improvements proposed to be erected therein by said lessee, which have heretofore been filed with the Commissioner of Public Lands, or as altered with the consent and approval of said Commissioner entered upon his records.

The State of Washington reserves unto itself, port district, county, city or other public agency in the territory where the portion of the harbor area described in this lease is located, the right to assume and thereafter hold this lease upon acquirement of the tide lands contiguous thereto and fronting thereon, without any value for said lease except for improvements thereon: Provided, That this covenant shall not be held to apply to any cancellation of this lease ordered by the Commissioner of Public Lands on account of fraud or breach of any of the covenants of this lease, or a failure to file and keep therewith a good and sufficient bond as provided by law, but in such case the improvements upon the said leased area shall become the property of the State.

The lessee shall not make or suffer to be made any artificial filling in of said leased area or any deposit of rock, earth, ballast, refuse, garbage or other matter within such area, except as provided by law or as approved in writing by the Commissioner of Public Lands.

If the said lessee shall fail to pay to the State the rental hereinbefore provided on the date when the same is due, or within sixty days thereafter, the Commissioner of Public Lands may declare this lease canceled and all rights or claims of the said lessee under this lease in and to the said area or in or to any improvement therein or thereon, shall immediately thereupon vest in the State of Washington.

The lessee herein shall not sub-let the whole or any part of said leased area except upon the written permission of the Commissioner of Public Lands.

All the conditions and covenants set forth in this indenture are declared to be of the essence of the contract, and a breach of any one is a breach of the whole.

Executed in duplicate this day and year above written.

THE STATE OF WASHINGTON.

By AC Martin
Commissioner of Public Lands.

WITNESS to Lessee's signature.
(b) (6)

(b) (6)
Lessee

P. O. Address Box 743, Bremerton

Kitsap County, State of Washington